

S. Germantown Recreational Park: Soccerplex Fac. -- No. 998712

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Germantown**
 Relocation Impact **None.**

Date Last Modified
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 Required Adequate Public Facility

October 31, 2005
7-272 (04 App)
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	857	827	0	30	30	0	0	0	0	0	0
Land											
Site Improvements and Utilities	9,413	8,540	486	387	269	118	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	10,270	9,367	486	417	299	118	0	0	0	0	0

FUNDING SCHEDULE (\$000)

PAYGO	9,032	9,032	0	0	0	0	0	0	0	0	0
G.O. Bonds	555	213	0	342	224	118	0	0	0	0	0
Contributions	364	0	289	75	75	0	0	0	0	0	0
Current Revenue:											
General	0	0	0	0	0	0	0	0	0	0	0
Revenue Authority	319	122	197	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

Maintenance				0	0	0	0	0	0	0	0
Program-Other				34	17	17	0	0	0	0	0
Net Impact				34	17	17	0	0	0	0	0
Workyears				0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

DESCRIPTION

The South Germantown SoccerPlex will provide a soccer complex within South Germantown Recreational Park. The SoccerPlex is planned to be built in harmony with several other planned recreational facilities in the larger recreational park. M-NCPPC has formed a partnership with a non-profit organization, Maryland Soccer Foundation, Inc. (MSF), to make the plan for the SoccerPlex a reality. This public/private effort is committed to the development and operation of an outstanding facility that will meet Countywide youth soccer needs.

This project is possible through commitments of public and private funds. The total project cost is \$26,981,865 as detailed in the PDF text. Programmed M-NCPPC expenditures (\$10,269,358) are shown in the expenditure and appropriation schedules of this PDF. \$15,961,607 will be spent by MSF as detailed only in the text of this PDF.

Stormwater management facilities for the South Germantown Recreational Park are being funded in this PDF. M-NCPPC constructed stormwater management facilities associated with the indoor aquatic center, racquet and fitness centers, and Schaeffer Road improvements. The Revenue Authority will contribute \$192,000 toward stormwater management facilities associated with the aquatic center. In accordance with the lease, The Germantown Recreational Park Racquet and Fitness Center, L.L.C. will reimburse the Commission \$192,000 for construction of stormwater management facilities associated with the racquet and fitness centers. M-NCPPC built pads for both facilities to be funded by the Revenue Authority (\$97,000) and The Germantown Recreational Park Racquet and Fitness Center, L.L.C. (\$97,000), hereafter referred to as the Fitness Center. M-NCPPC also enlarged the sanitary sewer using General Obligation Bonds (\$78,000). The Revenue Authority and the Fitness Center will each contribute \$30,000 for M-NCPPC project management services rendered in relation to their projects.

Project Scope:

The SoccerPlex will consist of 22 soccer fields, i.e., 21 outdoor soccer fields, a championship tournament field, an indoor arena with two multi-purpose athletic fields, and supporting facilities and infrastructure. The complex will be served by adequate transportation improvements, an entrance road, parking areas, public sewer, and water. Public funds will primarily fund infrastructure including utilities, access roads, and parking. Private funds will fund construction of soccer fields, replacement athletic fields for existing fields removed during construction of the SoccerPlex, an irrigation system, field lighting, and an indoor arena. "Soft" costs for planning, design, project management, and construction supervision will be shared between M-NCPPC and MSF. The total project cost includes funds for M-NCPPC staff chargebacks and project management/construction oversight.

Phased Development Plan:

The soccer complex will be developed in three primary phases. Each phase will entail grading/earthwork necessary to construct only that phase. Public water will be used for irrigation. The County Council will review the impacts on traffic and the environment, and the revenues and expenses, before approving Phases 2 or 3. The

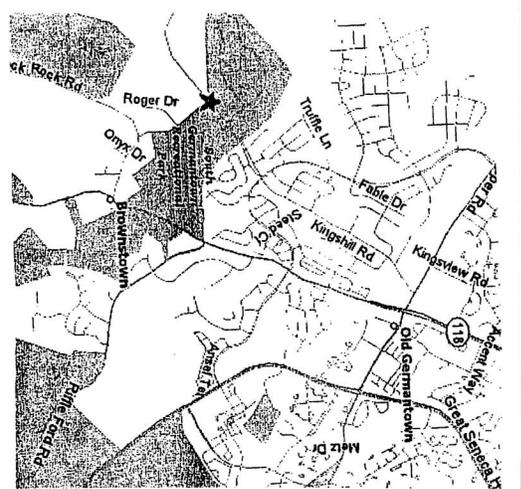
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY99	(\$000)
Initial Cost Estimate		8,785
First Cost Estimate		
Current Scope	FY03	10,896
Last FY's Cost Estimate		10,260
Present Cost Estimate		10,270
Appropriation Request	FY07	387
Appropriation Req. Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		9,884
Expenditures/Encumbrances		9,753
Unencumbered Balance		131
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Montgomery County Department of Public Works and Transportation --Schaeffer Road PDF 500022
 Washington Suburban Sanitary Commission
 State of Maryland
 Montgomery County Department of Recreation
 S. Germantown Recreational Park:
 Non-SoccerPlex Fac (PDF 998729), formerly called South Germantown Recreational Park PDF
 Germantown Indoor Swim Center (PDF 003901)
 Montgomery County Revenue Authority
 Doser Enterprises

MAP



County Council will perform this review after the completion of the fall soccer season, the following spring season, and the tournaments in the prior phase.

Plans and Studies

On January 21, 1999 the Planning Board approved the park master plan amendment, revised business plan for MSF, and revised PDF along with revised PDF 998729, South Germantown Recreational Park: Non-SoccerPlex Facilities. The development of this project is supported by traffic studies, Natural Resource Inventory/Forest Stand Delineation studies, sludge analysis, lighting studies, and debris removal studies. Facility planning for site work, infrastructure, and soccer fields is complete.

A review of impacts to pedestrians, bicycles and ADA (Americans with Disabilities Act 1991) will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

Specific Data

Public funding depends on the commitment of private sector funds for construction of the SoccerPlex.

Cost Change

Increase due to inflation for Phase 2.

STATUS

MSF Phase 1 improvements are complete.

All perimeter landscaping was completed in 2002. In anticipation of reimbursement by the Fitness Center L.L.C., M-NCPPC paid for the Fitness Center stormwater management (\$192,000) and pad (\$97,000) using County funds provided for Phase 1 public improvements. M-NCPPC reimbursed part of these expenditures with a \$75,000 contribution from Doser Enterprises, the golf driving range partner. When the Fitness Center L.L.C. repays the \$289,000, M-NCPPC will install the remaining Phase 1 landscaping and allocate \$75,000 of the Contributions to be appropriated for Phase 2 public improvements described above.

On October 10, 2002, the County Council held a public hearing on a special appropriation to fund cost increases in Phases 1 and 2 and amendments to the scopes of work and total project cost. The County Council approved the special appropriation and amendment in November 2002. At that time, Phase 2 expenditures for public improvements were scheduled to occur in FY03 and FY04, but the County Council directed that public funding (\$350,000) for Phase 2 should not be provided until MSF obtained non-program funds, e.g. a grant or donation, pursuant to the terms of the Lease with M-NCPPC. This updated PDF anticipates that MSF will receive non-program funds in FY07 and the public expenditures for Phase 2, adjusted for inflation to \$387,000, will occur in FY07 AND FY08. Of the \$387,000, \$75,000 in Contributions is provided from the Fitness Center, L.L.C. repayment as noted above. Since the time period for construction of Phase 3 expenditures has yet to be determined, Phase 3 expenditures are inflated to FY08 dollars and shown below, but not programmed in the expenditure schedule.

This updated PDF also anticipates that the fitness center partner will proceed to construction in FY07.

Phase	Private Funds	Public Funds	TOTAL
Phase 1	\$13,965,107	\$9,882,958	\$23,848,065
Phase 2	\$948,500	\$387,000	\$1,335,500
Phase 3	\$1,048,000	\$750,300	\$1,798,300
TOTAL	\$15,961,607	\$11,020,258	\$26,981,865

OTHER

A portion of the infrastructure associated with the SoccerPlex will benefit non-soccer uses. M-NCPPC will monitor groundwater and streams during construction and for five years after construction is complete, and will send to the Council an annual report on surface and groundwater quality. M-NCPPC will have an on-site inspector for the project. M-NCPPC and/or MSF will retain an environmental engineering consulting firm to analyze, test, and advise M-NCPPC how to handle any hazardous materials found at the Park. During construction and for five years after construction is complete, M-NCPPC will monitor the wells at the following residences, if the residents agree to permit the monitoring: at the intersection of Schaeffer Road and Burdette Lane, and on Schaeffer Road for one mile west of the intersection with Burdette Lane.

FISCAL NOTE

The County Council authorizes the advance of County General Funds not to exceed \$289,000 for site work for the aquatic center to include stormwater management and the building pad pursuant to Section 42-15 (b) of the County Code.